



CITY OF HAYWARD AGENDA REPORT

Planning Commission

Meeting Date 09/28/00

A g e n d a I t e m 1

TO: Planning Commission

FROM: Arlynn J. Camire, Associate Planner

SUBJECT: **Site Plan Review No. 00-130-21 – Mt. Eden Sports Park**

Request to Review the Design of the 25 acre Mt. Eden Sports Park that is part of the "South of 92" Development

RECOMMENDATION:

It is recommended that the Planning Commission approve the design off the Mt. Eden Sports Park subject to the attached findings and conditions of approval.

BACKGROUND:

The South of Route 92 Project includes a 25-acre Sports Park that will provide the community with a variety of recreational opportunities not found in the area. The Sports Park will be granted to the City, and the Hayward Area Recreation and Park District (HARD) will undertake its operation and maintenance as a regional recreational facility.

Design

The Sports Park includes baseball and soccer fields, basketball courts, and other lighted game courts for informal and league activities. Ancillary facilities include a concession building, restrooms and shade structures, parking and a perimeter bicycle path that links to the Bay Trail.

The core of the plan includes four softball fields arranged in a clover-leaf pattern with a concession/restroom building at the center. This configuration optimizes the orientation of the 320-foot play fields, the largest practical size of field that the site can accommodate. To provide the opportunity to charge admission for certain events, the outfield perimeter would be fenced and access to the fields would be controlled at specific pedestrian entries. A ticket/information booth is planned at the north entrance plaza. Two regulation size basketball courts and three soccer fields (two full-sized adult-soccer fields measuring 225 feet by 360 feet, and one standard full-sized youth-soccer field measuring 150 feet by 300 feet) are included in the plan.

A group picnic area with restroom/storage building and children's play area are planned between the softball and soccer fields. A landscaped berm would protect this facility from the surrounding soccer fields. A connection to the Bay Trail will be made at the end of Street "B" where a multi-use pathway will circulate through the park and connect with the walkway on Hesperian Boulevard. The park is enhanced with landscaped berms along Street "C", a decorative wall and landscaping along Hesperian Boulevard, and tree groupings around the playing fields and picnic area.

The layout and space requirements for the concession/restroom building and the ticket booth have been determined, but building design has not been finalized and will require separate review by the Planning Director. However, the buildings will have stucco exterior finishes designed to ease maintenance.

Two parking lots are proposed providing a total of 284 spaces. Parking needs have been determined based upon the level of activity expected at this park given the likelihood of tournament play. Access to both parking lots will be from Street "C". Each parking lot is designed with ample passenger loading areas for both automobiles and buses.

The consultant looked at ways to include additional recreational opportunities such as tennis. However, given the size of the property and the desire to provide a sports complex for softball, soccer and basketball tournaments together with the parking necessary to serve the facility, tennis courts could not be included in the proposed plan.

The sports park will be completed by September 1, 2001, and granted to the City. Operation and maintenance of the facility will be undertaken by HARD.

Environmental Review

The proposed project is consistent with the Specific Plan, Development Guidelines and Mitigation Monitoring and Reporting Program of the South of 92 Project. The proposed project and circumstances have not changed from those examined in the program EIR and no new mitigation measures are required; accordingly, additional environmental study is not required.

Conditions of approval require that improvement plans and project development adhere to all the mitigation measures described in the Mitigation Monitoring and Reporting Program. The Sports Park is consistent with the following mitigation measure, which is appropriate at this phase of implementation.

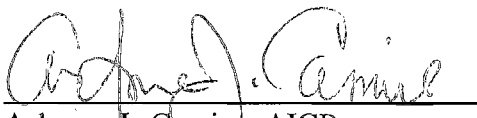
Mitigation Measure 3.1.4-2. The project is consistent with this mitigation measure in that it provides physical and visual unification of parcels throughout the plan area through landscaping, pedestrian/bike trails and sidewalks. The Bay Trail extends from the neighborhood park in the Oliver West parcel, over the railroad overpass on Street "A", to the Oliver East parcel and the Sports Park.

Public Review and Public Notice


Fourteen local sports association representatives were invited to participate in a round-table discussion on January 19, 2000 regarding potential recreation facilities to be constructed at the 25-acre park. The concepts were received by those representing soccer and softball organizations. However, tennis enthusiasts expressed disappointment that tennis courts are not planned at this facility. In response, HARD representatives recommended that tennis courts could be provided at the 5-acre neighborhood park in the residential portion of the South of 92 development. HARD also suggested that another approach to provide tennis facilities throughout the City would be to work with Hayward Unified School District to improve tennis courts at the neighborhood schools and make them available for the general public.

On September 18, 2000, a public hearing notice was mailed to the surrounding property owners and residents and to interested parties. In addition, on September 20, 2000 a public hearing notice was published in *The Daily Review*.

Prepared by:

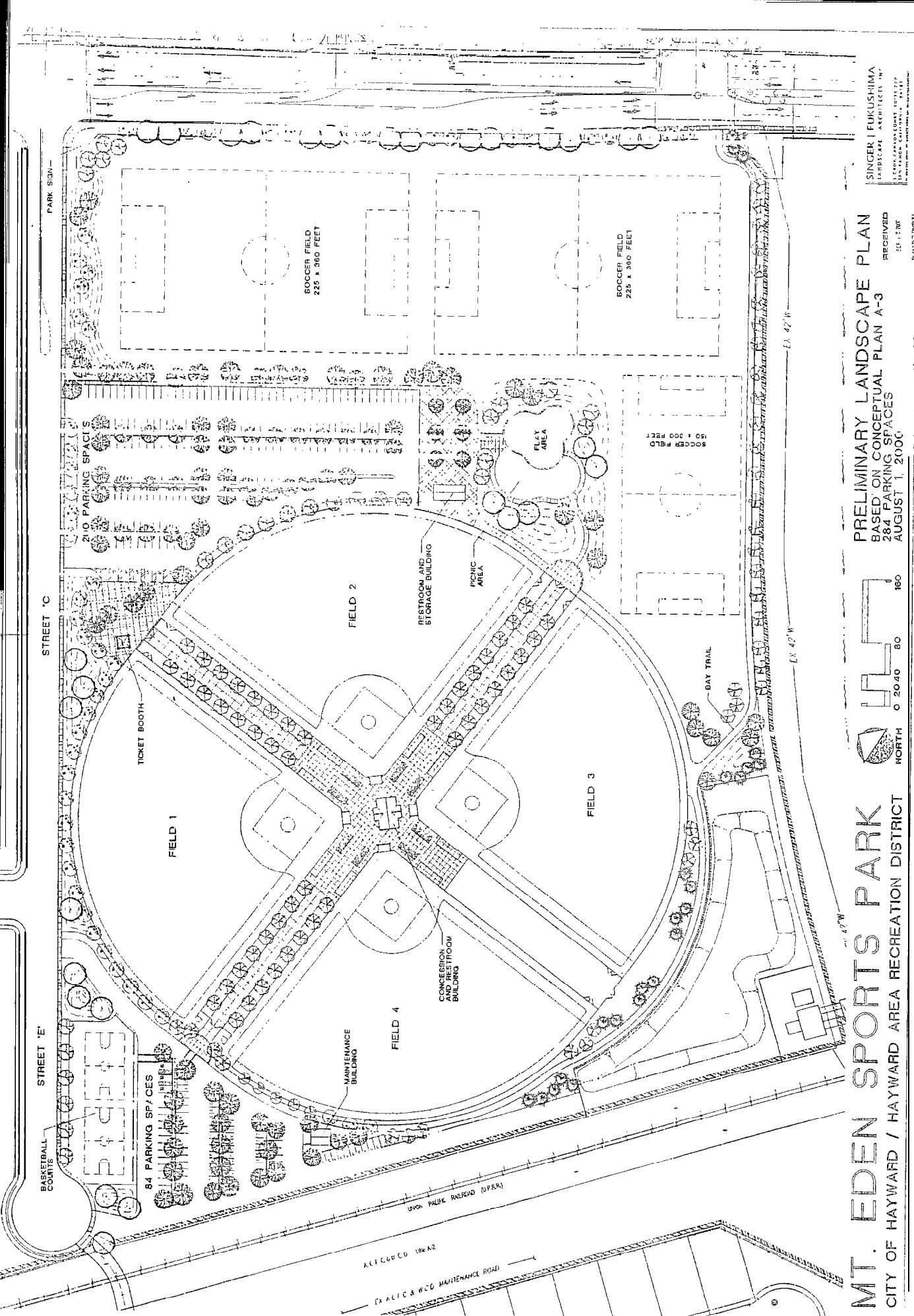

Arlynn J. Camire, AICP
Associate Planner

Recommended by :


Dyana Anderly, AICP
Planning Manager

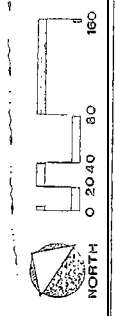
Attachments:

- A. Area Map
- B. Findings for Approval
- C. Conditions of Approval



SINGER | FUKUSHIMA
LANDSCAPE ARCHITECTS INC.
1500 CALIFORNIA STREET
SAN FRANCISCO, CA 94109
415.774.1000
Project No. 00-130-21

PRELIMINARY LANDSCAPE PLAN
BASED ON CONCEPTUAL PLAN A-3
284 PARKING SPACES
RECEIVED
E.C. 1.5' W
AUGUST 1, 2000



MT. EDEN SPORTS PARK
CITY OF HAYWARD / HAYWARD AREA RECREATION DISTRICT

AREA MAP

SPR 00-130-21 City of Hayward (Applicant/Owner) Mt. Eden Sports Park

FINDINGS FOR APPROVAL
Site Plan Review Application No. 00-130-21
Mt. Eden Sports Park
South of 92 Project

Based on the staff report and the public hearing record:

1. That approval of Site Plan Review Application No. 00-130-21, authorizing the construction of a 25-acre sports park, as conditioned, will have no significant impact on the environment, cumulative or otherwise. Further environmental review is not required on this project that has been analyzed in a Program Environmental Impact Report for the "South of 92 General Plan Amendment and Specific Plan, Oliver Estate/Weber Properties" adopted by City Council on September 21, 2000;
2. The proposed sports park project is compatible with proposed and existing surrounding structures and uses;
3. The proposed sports park project takes into consideration physical and environmental constraints of the site in that the design will provide physical and visual unification of parcels throughout the plan area through landscaping, pedestrian/bike trails and sidewalks;
4. The proposed sports park project complies with the intent of City development policies and regulations in that a specific plan and a tentative tract map consistent with City policies and ordinances has been approved by City Council; and
5. The proposed sports park will be operated in a manner determined to be acceptable and compatible with surrounding development in that it meets the requirements of the South of 92 Specific Plan.

CONDITIONS OF APPROVAL
Site Plan Review Application No. 00-130-21
Mt. Eden Sports Park
South of 92 Project

1. Site Plan Review No. 00-130-21 to construct the Mt. Eden Sports Park as part of the South of 92 Project shall be constructed according to these conditions of approval and the plans approved by the Planning Commission on September 28, 2000. This approval is void one year after the effective date of approval unless prior to that time a Precise Plan or an extension is approved. Any modification to this permit shall require review and approval by the Planning Director. A request for a one-year extension-of-time, approval of which is not guaranteed, must be submitted to the Planning Division at least 30 days prior to September 28, 2001.

If within 12 months after the approval by the Planning Commission of the Preliminary Development Plan the Precise Development Plan has not been submitted in sufficient detail for approval, the Planning Commission may initiate a site plan review to review the plans.

2. The Precise Plan shall be submitted for approval by the Planning Director and shall include detailed landscaping and irrigation plans, detailed plans for all site amenities, details for decorative paving, details for fencing, architectural plans with enhanced elevations, sign details, outdoor furniture, lighting, samples of exterior colors and building materials, and screening of all above-ground utilities, transformers and utility meters.
3. All mitigation measures of the Mitigation Monitoring and Reporting Program for the South of 92 Project that pertain to the Mt. Eden Sports Park shall be met.
4. Violation of these conditions and the Hayward Municipal Code is cause for revocation of this Site Plan Review, subject to a public hearing before the duly authorized reviewing body.
5. Prior to final inspection, all pertinent conditions of approval and all improvements indicated on the approved Precise Plan shall be completed to the satisfaction of the Planning Director.
6. As part of the Precise Plan, the applicant shall submit detailed landscaping and irrigation plans prepared by a licensed landscape architect for review and approval by the City. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance and the following requirements:
 - a. Parking areas shall include a minimum of one 15-gallon parking lot tree for every six parking stalls. The minimum dimension of any new tree well or landscape median shall be five feet, measured from back of curb.

- b. Parking areas shall be buffered from the street with shrubs. Where shrubs are used for buffering, their type and spacing shall create a continuous 30-inch high screen within two years.
- 7. Landscaping shall be installed per the Precise Plan and a Certificate of Substantial Completion and an Irrigation Schedule shall be submitted prior to issuance of a Certificate of Occupancy.
- 8. All parking stalls and maneuvering areas shall meet the minimum standards of the City Parking Ordinance. The parking areas shall be paved with either Portland cement or asphalt concrete and the area shall be striped to designate the parking stalls. As part of the Precise Plan, the Planning Director shall approve the design of the driveway, curbing and materials to be used. Aisles, approach lanes, drive-through lanes and maneuvering areas shall be marked and maintained with directional arrows and striping to control traffic flow.
- 9. Decorative pavement such as colored, stamped concrete (bomanite or equivalent), brick concrete interlocking pavers, or other approved materials shall be approved by the Planning Director.
- 10. All on-site exterior lighting shall be shielded and deflected away from neighboring residential properties. Pole lighting in the parking lots shall not exceed 16 feet in height unless waved by the Planning Director.
- 11. Locations of all trash and recycling receptacles and trash enclosures shall be indicated on a revised plan and submitted for review and approval by the Planning Director and the Solid Waste Manager.

Utilities Requirements

- 12. Install Reduced Pressure Backflow Prevention Assembly per City of Hayward Standard Detail 202 on all irrigation water meters.
- 13. Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.
- 14. Provide keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate per Hayward Municipal Code 11-2.02. I.
- 15. Above ground utilities and water meters shall be enclosed within the buildings or shall be screened with shrubs and/or an architectural screen.

Fire Department Requirements

- 16. Vehicular circulation areas shall be signed as a fire lane and posted for no parking except within designated parking stalls and pick-up areas.

17. The plans shall be submitted for proper Fire Department permits.
18. Show the fire hydrants on the Precise Plan. A final site plan shall be submitted to the Fire Department for review and approval to assure that Fire Department turnarounds and circulation and location(s) of fire hydrants are acceptable. A civil engineer shall address the fire service lines for the fire hydrants.

Engineering Requirement

19. A detailed grading and drainage plan shall be submitted for the review and approval of the City Engineer. A storm drainage system shall be provided that conveys storm water runoff into facilities of the City or Alameda County Flood Control District. Roof drainage shall be connected into the on-site drainage system.